088.0	0002	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	716,100 /	716,100
					USE VALUE:	716,100 /	716,100
					ASSESSED:	716,100 /	716,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON CARL F
Owner 2:	ANDERSON KAREN E
Owner 3:	
Street 1:	111 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,039 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1962, having primarily Vinyl Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6039.000	295,300		420,800	716,100
Total Card	0.139	295,300		420,800	716,100
Total Parcel	0.139	295,300		420,800	716,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.70 | /Parcel: 456.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55754

GIS Ref

GIS Ref

Insp Date 11/07/18

!7153!

PREVIOUS ASSESSMENT

Parcel ID 088.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,300	0	6,039.	420,800	716,100	716,100	Year End Roll	12/18/2019
2019	101	FV	222,700	0	6,039.	426,800	649,500	649,500	Year End Roll	1/3/2019
2018	101	FV	222,700	0	6,039.	318,600	541,300	541,300	Year End Roll	12/20/2017
2017	101	FV	222,700	0	6,039.	288,600	511,300	511,300	Year End Roll	1/3/2017
2016	101	FV	222,700	0	6,039.	276,500	499,200	499,200	Year End	1/4/2016
2015	101	FV	215,100	0	6,039.	234,500	449,600	449,600	Year End Roll	12/11/2014
2014	101	FV	215,100	0	6,039.	222,400	437,500	437,500	Year End Roll	12/16/2013
2013	101	FV	215,100	0	6,039.	211,600	426,700	426,700		12/13/2012

PRINT

Date	Time
12/10/20	21:49:42

LAST REV

Date	Time
02/05/19	12:51:56
ekelly	
7153	

USER DEFINED

Prior Id # 1:	55754
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN GRACELYN/	27327-188		5/27/1997		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/1992	567	Manual	6,000	C				V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
3/30/2009	Measured	197	PATRIOT
1/27/2000	Meas/Inspect	197	PATRIOT
8/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6039		Sq. Ft.	Site		0	70.	1.00	5									420,819						420,800	

Total AC/HA: 0.13864 | Total SF/SM: 6039 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,819 | Spl Credit | Total: 420,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31964278
Const Adj.:	1.00439954
Adj $ / SQ:	178.936
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401262
Depreciation:	105933
Depreciated Total:	295329

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	1

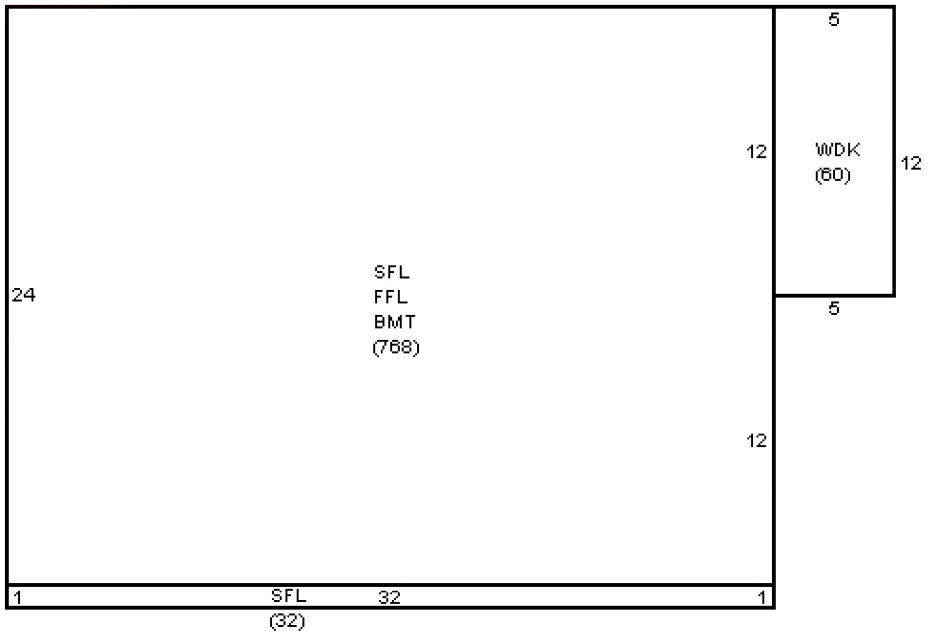
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	4	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	178.940	143,148
BMT	Basement	768	53.680	41,227
FFL	First Floor	768	178.940	137,423
WDK	Deck	60	16.070	964

Net Sketched Area:	2,396	Total:	322,762
Size Ad	1568	Gross Are	2396	FinArea	1568
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.94
Special Features:	0	Val/Su Net:	123.25
Final Total:	295300	Val/Su SzAd	188.33

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

088.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	